

## **Basic Development Review**

### ***What is a Basic Development Review (BDR)?***

A Basic Development Review (BDR) is a summary of land use, site servicing/infrastructure, parcel access and hazard lands for a specific area.

### ***When do I need to submit a BDR?***

A BDR is required within the R.M. of Corman Park Official Community Plan (Development Plan) to be prepared and submitted in support of any application to subdivide and/or rezone land within agricultural districts to a maximum of 5 building sites per ¼ section (or 3 building sites per 80 acre parcel).

Subdivision and/or rezoning applications for multi-parcel residential development in excess of 5 building sites per ¼ section (or 3 building sites per 80 acre parcel) requires the submission of a Comprehensive Development Review (CDR) which is a separate checklist and process.

### ***Why does the R.M. need a BDR submitted?***

BDRs are intended to provide R.M. Council and Administration with an overview of how the proposed subdivision and/or rezoning compliments existing properties and development in the area. In addition to addressing land use, a BDR is intended to assess the capacity of the supportive municipal and provincial servicing/infrastructure as it relates to the demand created by the proposed subdivision and/or rezoning.

### ***What information do I need to include in the BDR?***

The following items must be included in the preparation of a BDR:

- a) general property information (legal land description, number of lots, etc.)
- b) current and proposed land use(s) of the property;
- c) the potential offsite effects of the proposed subdivision and/or rezoning on adjacent properties;
- d) identification of potential hazard lands and the proposed methods of mitigating the hazards;
- e) drainage/storm water management, flooding risks and protection of significant natural areas;
- f) the location of, and access to, provincial and municipal transportation routes;
- g) the provision of services/infrastructure, including but not limited to power, natural gas, telecommunications, water supply, and onsite wastewater disposal systems;
- h) the local capacity of fire and protective services, schools and other supportive community and recreational facilities; and
- i) appropriate supplemental information specific to the particular proposal.

The attached checklist is intended to guide the preparation of the BDR by identifying the key topics to be included. The checklist is not meant to be written on or simply answered “yes/no” a document is to be prepared by the applicant addressing the information to be provided.

## **Basic Development Review (BDR) Checklist**

### **1. Background:**

#### **+ Introduction:**

*This section of the report is intended to introduce and describe the proposed subdivision and/or rezoning to familiarize the R.M. with what is proposed.*

- Provide a legal description of the property
- What is the total land area intended for subdivision and/or rezoning?
- How many lots are proposed?
- What is the size/area of the proposed lots?
- Why was the proposed location chosen for subdivision and/or rezoning?
- Briefly identify any unique or significant aspects of the property that are important for reviewing the application.

### **2. Land Use:**

#### **+ Land use context:**

*This section is intended to describe the land use(s) including existing land use(s) in the area.*

- Include a scaled, dimensioned site plan (or a Plan of Proposed Subdivision) identifying the location of existing buildings or structures, any utility lines or easements, watercourses, standing bodies of water, wooded areas, contours and other important features existing on the property.
- What is the current and proposed use of the land intended for subdivision and/or rezoning?
- Summarize the existing land uses within the vicinity of the site. Are any of the following within 1.6 km (1 mile); if so please state distance and location:
  - a) Industrial or Commercial Site
  - b) Intensive Livestock Operation
  - c) Mineral Resource Extraction Areas (Gravel Pits/Deposits)
  - d) Sewage Lagoon
  - e) Solid Waste Disposal Facility (Land Fill, Waste Transfer Station)
  - f) Urban Municipality
  - g) River, Stream or Large Body of Water
  - h) Recreation or Conservation Site
  - i) Other

### Hazard Lands:

- Does the property **exhibit any natural or manmade hazardous conditions?**
  - flooding
  - slope instability
  - ground contamination
- How are these intended to be mitigated?
- If the site exhibits any hazardous conditions please provide appropriate information such as contour/topographic information, geotechnical reports, drainage plans, safe building elevations, Environmental Site Assessments, etc.

### Natural and Heritage Resources:

- Have the appropriate provincial agencies been contacted to determine whether the lands contain or the subdivision and/or rezoning may affect **an existing natural, historical or heritage resources?** Correspondence/clearance must be attached with application.
  - Please visit <https://gisappl.saskatchewan.ca/Html5Ext/index.html?viewer=HeritageSensitivityScreening> to perform a free Heritage Sensitivity Search and include your results
  - Please visit <https://gisappl.saskatchewan.ca/Html5Ext/?viewer=habisask>; to perform a free Wildlife Application Search for viewing rare and endangered element occurrences and include your results
- If natural, historical or heritage resources exist what strategy is proposed to mitigate the effects, or integrate these resources into the subdivision and/or rezoning?

## 3. Servicing:

### Roadways:

- Identify the principal **provincial and municipal roadways** used to access the property.
- Describe the type, frequency and pattern of traffic anticipated to be generated by the development.
- Provide a total length of new roadway to be constructed, if required. Please note that the road must be constructed at least 100 metres past any property approach.
- If the development is within 800 metres of a provincial highway with a posted speed that is greater than 80 km/hour, has the application been referred to the Ministry of Highways and Infrastructure? Are there any traffic restrictions in the development area? Attach any correspondence received from the Ministry of Highways and Infrastructure.

### Drainage:

- Graphically identify contours and describe the topography of the property.
- How does the development propose to manage **drainage?**
  - Include a graphic representation and explanation of the predevelopment drainage patterns as well as post development drainage patterns.

 Wastewater:

- What type of domestic **wastewater (sewage) system** exists or is being proposed?

 Potable Water Supply:

- What is the source of **potable water supply** intended for the development?

 Shallow Utilities:

- Describe and assess the availability of various **shallow utilities** including but not limited to natural gas, power, telecommunications (i.e. telephone and internet).

 Solid Waste:

- How does the development propose to manage **solid waste** generated from the development?

 Protective Services:

- Is the development adequately serviced by existing **schools, fire services and other supportive services**?